

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, AUGUST 5, 2010 AT 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. RE-ORGANIZATION OF THE PLANNING COMMISSION
3. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

4. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 4.1 LANDS OF HOMA NATOMA, LLC, 27270 Natoma Road; File #25-10-ZP-SD-GD; A request for a Site Development Permit for a 25,273 square foot new residence (maximum height 27') with a 2,940 square foot basement, and a 7,200 square foot tennis court. The applicant is requesting a grading policy exception for up to eleven (11) feet of cut for the driveway, fire truck turnaround, and front entry and up to eight (8) feet of fill for the house and yard. CONTINUED FROM THE MAY 6, 2010 PLANNING COMMISSION MEETING. CEQA Review: Categorical Exemption per Section 15303 (a) & (e) (staff-Brian Froelich).
- 4.2 LANDS OF NICHOLSON, End of Eastbrook Avenue, (APN 336-42-021); File #96-04-08-TM-IS-ND-GD; A request for a three lot subdivision of an existing 12.56 acre parcel. The property is zoned R-A (Residential-Agricultural). CEQA Review: Mitigated Negative Declaration (staff-Cynthia Richardson).
- 4.3 LANDS OF JOHNSON, 24182 Summerhill Avenue; File #42-10-ZP-SD-GD; A request for a Site Development Permit for a new 5,000 square foot two story residence (maximum height: 27') with a 3,523 square foot basement, and a 480 square foot swimming pool. The applicant is also requesting a Grading Policy exception for up to 10.8' of cut for the basement garage and up to 5.3' of fill for the house and front yard. CEQA Review: Categorical Exemption per Section 15303 (a) and (e) (staff-Nicole Horvitz).
5. OLD BUSINESS – none.
6. NEW BUSINESS – none.
7. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 7.1 Planning Commission Representative for June 17th – Commissioner Clow
 - 7.2 Planning Commission Representative for July 15th – Commissioner Partridge
 - 7.3 Planning Commission Representative for August 19th – Cancelled
 - 7.4 Planning Commission Representative for September 16th – Commissioner Harpootlian
8. APPROVAL OF MINUTES
 - 8.1 Approval of June 3, 2010 minutes.
9. REPORTS FROM FAST TRACK MEETINGS –JUNE 8, JUNE 29, JULY 20, JULY 27, AND AUGUST 3, 2010
 - 9.1 LANDS OF DOTY, 14190 Amherst Court; File #24-10-ZP-SD-GD; A request for a Site Development Permit for a 1,440 square foot single story addition and remodel (Maximum height: 20'9") to the residence and secondary dwelling unit, and a new cabana and swimming pool. CEQA Review: Categorical Exemption per Section 15303 (a) & (e) (staff-Nicole Horvitz).

- 9.2 [LANDS OF KIRK, 26045 Newbridge Drive; File #8-10-ZP-SD; A request for a Site Development Permit for a 1,171 square foot first and second story major addition \(maximum height: 27'\) and interior remodel. CEQA Review: Categorical Exemption per Section 15303\(a\) \(staff-Nicole Horvitz\).](#)
- 9.3 [LANDS OF RIGA, 14174 Liddicoat Drive; File #63-10-ZP-SD-GD; A request for a Site Development Permit for a new 4,993 square foot two story residence \(maximum height: 31 feet\). CEQA Review: Categorical Exemption per Section 15303\(a\) \(staff-Brian Froelich\).](#)
- 9.4 [LANDS OF YARLAGADDA, 12368 Melody Lane; File #54-10-ZP-SD-GD; A request for a Site Development Permit for a 5,920 square foot two story new residence \(maximum height: 26'\) with a 4,162 square foot basement and 680 square foot swimming pool. CEQA Review: Categorical Exemption per Section 15303 \(a\) & \(e\) \(staff-Nicole Horvitz\).](#)
- 9.5 [LANDS OF STEPHAN, 26062 Todd Lane; File #55-10-ZP-SD; A request for a Site Development Permit for a 683 square foot major addition/remodel and relocated driveway access point \(Maximum height: 20 feet\). CEQA Review: Categorical Exemption per Section 15301 \(e\) \(staff-Brian Froelich\).](#)
- 9.6 [LANDS OF CHUI, 10444 Berkshire Drive; File #78-10-ZP-SD; A request for a Site Development Permit for major remodel and a 102 square foot addition \(Maximum height: 22'\). CEQA Review: Categorical Exemption per Section 15303 \(a\) \(staff-Nicole Horvitz\).](#)
- 9.7 [LANDS OF BOYLE, 26111 Mulberry Lane; File #67-10-ZP-SD; A request for a Site Development Permit for a 2,270 square foot first and second story addition and remodel \(Maximum height: 26'\) new 771 square foot pool house \(secondary dwelling unit\) and 767 square foot swimming pool. CEQA Review: Categorical Exemption per Section 15303 \(a\) & \(e\) \(staff-Nicole Horvitz\).](#)
- 9.8 [LANDS OF JOHNSON AND LANDS OF RUMORE, 13090 Alta Lane North and 13091 Alta Lane North; File #117-10-LLC; A request for a lot line adjustment. The proposal would result in an equal exchange of lot square footage. CEQA Review: Categorical Exemption per Section 15305 \(a\) \(staff-Brian Froelich\).](#)
- 10. [REPORTS FROM SITE DEVELOPMENT MEETINGS – JUNE 15, 2010](#)
 - 10.1 [LANDS OF RIZZI, 12615 Miraloma Way; File #56-10-ZP-SD; A request for a Site Development Permit for landscape screening for a 914 square foot first and second story addition approved on October 14, 2008. CEQA review: Categorical Exemption per Section 15304 \(b\) \(staff-Nicole Horvitz\).](#)

- 10.2 LANDS OF BURGER, 11580 Old Ranch Road; File #30-10-ZP-SD; A request for a Site Development Permit for landscape screening of a 5,833 square foot new residence approved on July 17, 2008. CEQA review: Categorical Exemption per Section 15304 (b) (staff-Brian Froelich).

11. ADJOURNMENT